

18, Jackets Close, Knighton, LD7 1EG
Guide Price £365,000

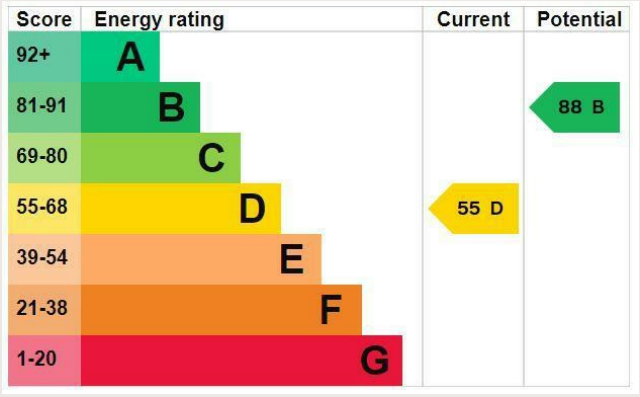
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18 Jackets Close
Knighton

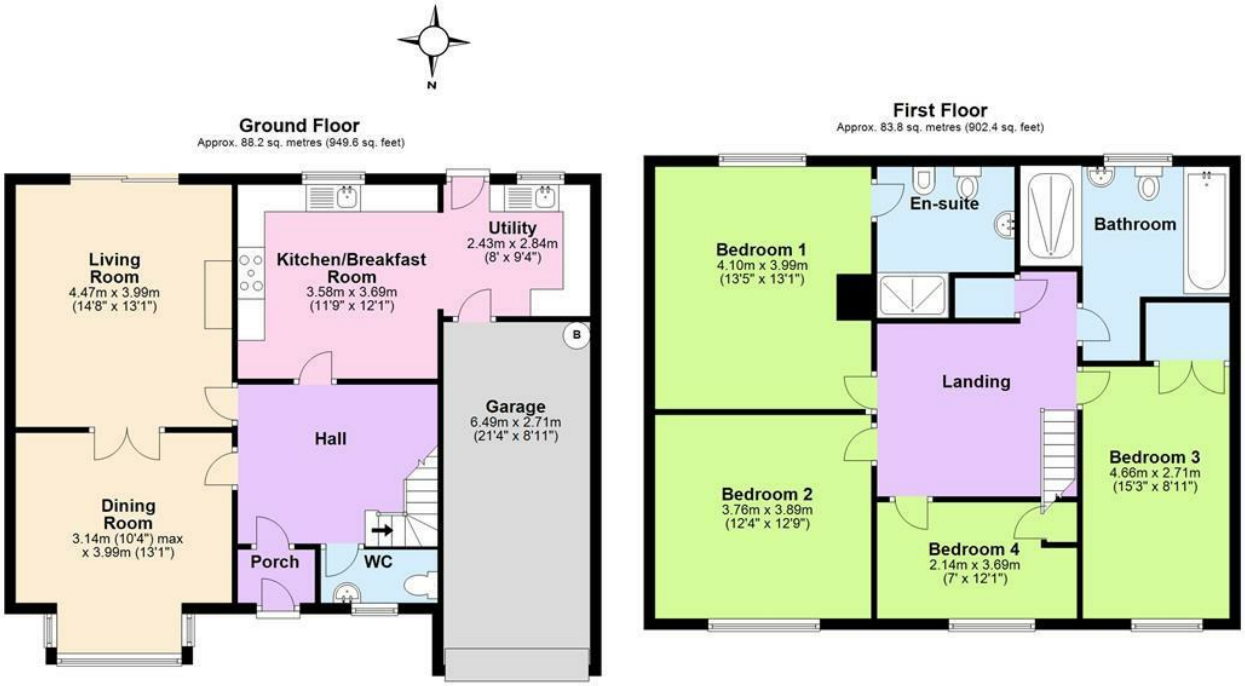
18 Jackets Close is a lovely detached home offering the perfect blend of comfort, practicality, and location. With four bedrooms, generous living areas, and a private garden, it's an ideal choice for families or anyone looking to enjoy the lifestyle of Knighton while remaining well-connected to the surrounding areas. The property is being sold with NO ONWARD CHAIN.

- Detached family home
- Four bedrooms, two bathrooms
- Two reception rooms
- Gardens to the front and rear
- Utiltlity and garage
- Private driveway parking
- Edge of town location
- No onward chain

Material Information
Guide Price £365,000
Tenure: Freehold
Local Authority: Powys
Council Tax: F
EPC: D (55)
For more material information visit www.cobbamos.com



Please note that the dimensions stated are taken from internal wall to internal wall.



Total area: approx. 172.1 sq. metres (1852.0 sq. feet)

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Cobb Amos.

Introduction
A detached four bedroom family home which offers buyers spacious, flexible accommodation which is located on the fringes of Knighton with great views onto the town and surrounding countryside. The property has a front and rear garden, benefits from garage and off road parking.

The accommodation comprises of: entrance porch, cloakroom, hallway, dining room, living room, kitchen/breakfast room, utility, garage, main bedroom with ensuite shower room, three further good sized bedroom, family bathroom and galleried landing.

Property description
The entrance porch opens into the spacious hallway, with doors leading off to the ground floor accommodation, plus a cloakroom with a modern white suite, and stairs rising to the first floor. The dining room has a bay window with views across the town and countryside. Double doors lead into the light living room with electric fire and sliding doors out onto the patio and rear garden. From the hallway a door leads off to the kitchen/breakfast room with a comprehensive range of wall and base units, integrated dishwater, space for a large fridge/freezer and range style cooker and views onto the patio and rear garden. The current owner has opened up the space between the two rooms and off the kitchen/breakfast room you now find the useful utility area with units. space for a washing machine and sink, with an external door, and door through to the garage, where the boiler is located.

Stairs rise to the spacious galleried landing with doors off to the various accommodation and an airing cupboard. The main bedroom is a light room, with views to the rear garden and an en - suite shower room. Bedrooms two and three are double rooms and bedroom three benefits from built in storage. The fourth bedrooms also has front elevation and a built in cupboard and could be used as a study. The bathroom has neutral tiling, a champagne three piece suite with separate shower.

Gardens
To the front of the property the garden is predominantly laid to lawn with a driveway to the side and a path leading to the front door. The rear garden has, two sections, a lovely patio area perfect for al fresco dining and steps lead up to the lawned area which has flower borders, interspersed with plants and shrubs.

Garage and parking
The property has an attached garage (6.49m x 2.71m) with an up and over door, pedestrian door to the utility, light and power. There is a tarmac driveway with parking for one vehicle

Location
Knighton (Welsh: Tref-y-Clawdd, meaning "Town on the Dyke") sits in the rolling hills of the Welsh Marches, straddling the border between Powys, Wales and Shropshire, England. It is the only town built directly on Offa's Dyke, the ancient earthwork constructed in the 8th century by King Offa of Mercia. • The countryside is dotted with ancient earthworks, castles, and scenic trails, making it a gateway to mid-Wales exploration. The town hosts an annual Carnival and Show each August, attracting visitors worldwide to its showground at Bryn-y-Castell. Knighton retains its character as a traditional market town, with shops serving a wide rural community. Tourism plays a major role, supported by cosy B&Bs, farmhouse stays and self-catering cottages. Local clubs include Knighton Town F.C., Bowls and Rugby Club, reflecting a strong community spirit. There is a doctors surgery, leisure centre with swimming pool, nursery and primary school. There is a train station on the Heart of Wales line connecting Swansea to Shrewsbury. Nearby Ludlow, Leominster, Hereford and Shrewsbury offer wider amenities.

Services
Mains electricity, water, drainage and oil fired heating. Powys County Council Tax Band F.

Agents Note
Buyers Compliance Administration Fee: In accordance with Money Laundering Regulations, Agents are required to carry out due diligence on all Clients to confirm their identity, including eventual buyers of a property. The Agents use electronic verification system to verify Clients' identity. This is not a credit check so will have no effect on credit history though may check details you supply against any particulars on any database to which they have access. By placing an offer on a property you agree that if your offer is accepted, subject to contract, we as Agents for the seller can complete this check for a fee of £75 inc VAT (£62.50 + VAT) per property transaction, non-refundable under any circumstance. A record of the search will be retained by the Agents.

Broadband
Broadband type Highest available download speed Highest available upload speed Availability
Standard 17 Mbps 1 Mbps Good
Superfast 51 Mbps 8 Mbps Good
Ultrafast Not available Not available
Networks in your area - Openreach
https://checker.ofcom.org.uk/en-gb/broadband-coverage#pc=LD71eg&upm=10011773406

Mobile
Results for 18, JACKETS CLOSE
Various factors can affect coverage, such as being close to large trees or buildings when outdoors, or the thickness of walls if you're inside a building. This means there may be differences between the coverage prediction and your experience.

EE Good outdoor and in-home
O2 Good outdoor
Three Good outdoor and in-home
Vodafone Good outdoor

https://www.ofcom.org.uk/mobile-coverage-checker

DIRECTIONS
///mend.rainy.clerics. From our Knighton Branch on Broad Street proceed down towards Bridge Street. Turn right at the crossroads by Harry Tuffins onto Frydd Road. Continue along Frydd Road then turn left into Under Frydd Wood and right again into Jackets Close, bear right and the property is located on the left hand side as indicated by our For Sale board.






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